

NEWPORT BANNING RANCH

Planning Commission Study Session

Open Space, Parks, and Trails

February 9, 2012

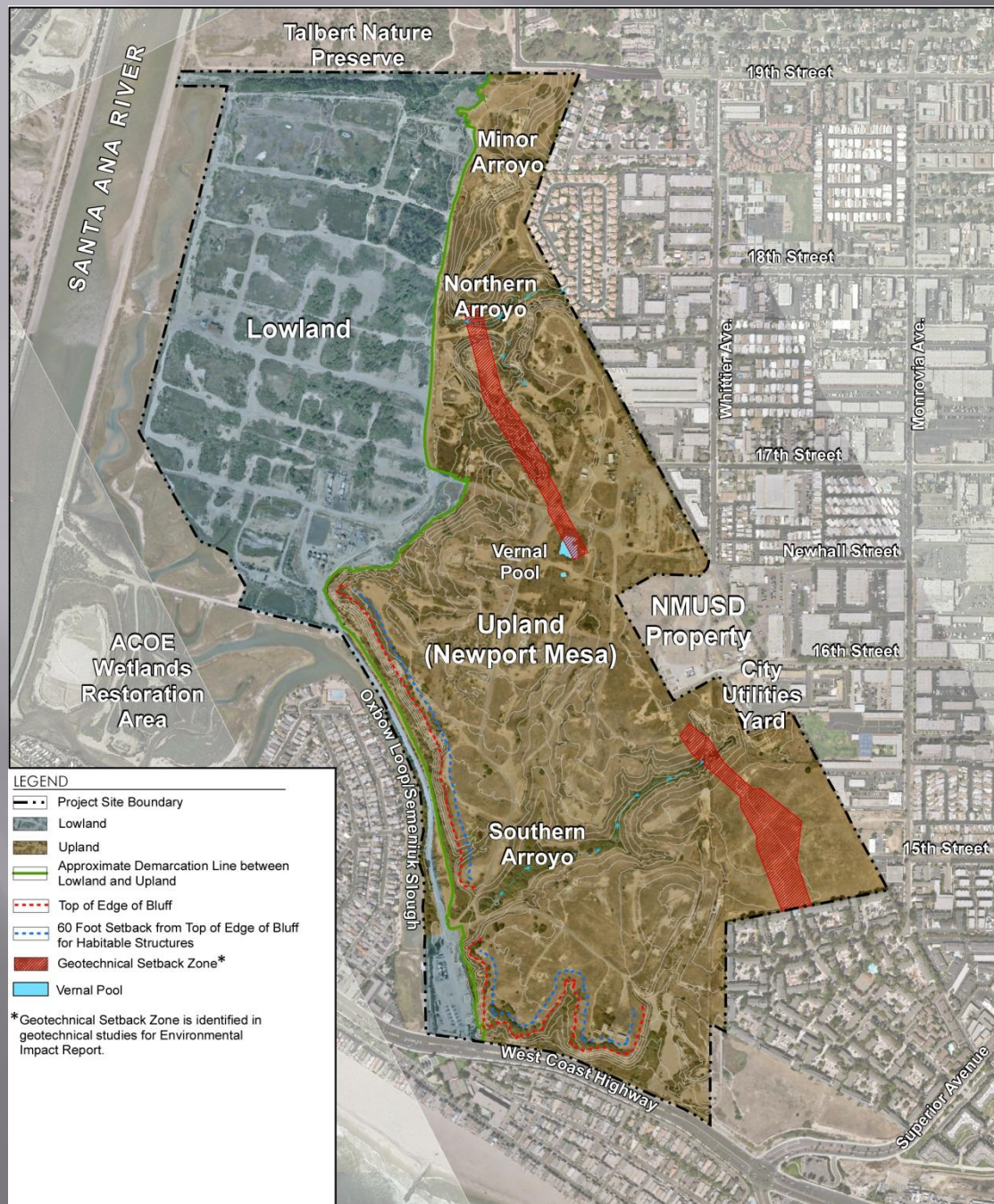
Study Session Schedule

- 01/19/12 Subdivision Design & Circulation
4:30 pm to 6:00 pm
- 02/09/12 Open Space, Parks, & Trails
4:30 pm to 6:00 pm
- 02/23/12 Land Use, Development Regulations & Architectural Guidelines
5:00 pm to 6:30 pm
- 03/08/12 Draft Environmental Impact Report
4:30 pm to 6:30 pm

Setting



Adjacent Open Space & Parks

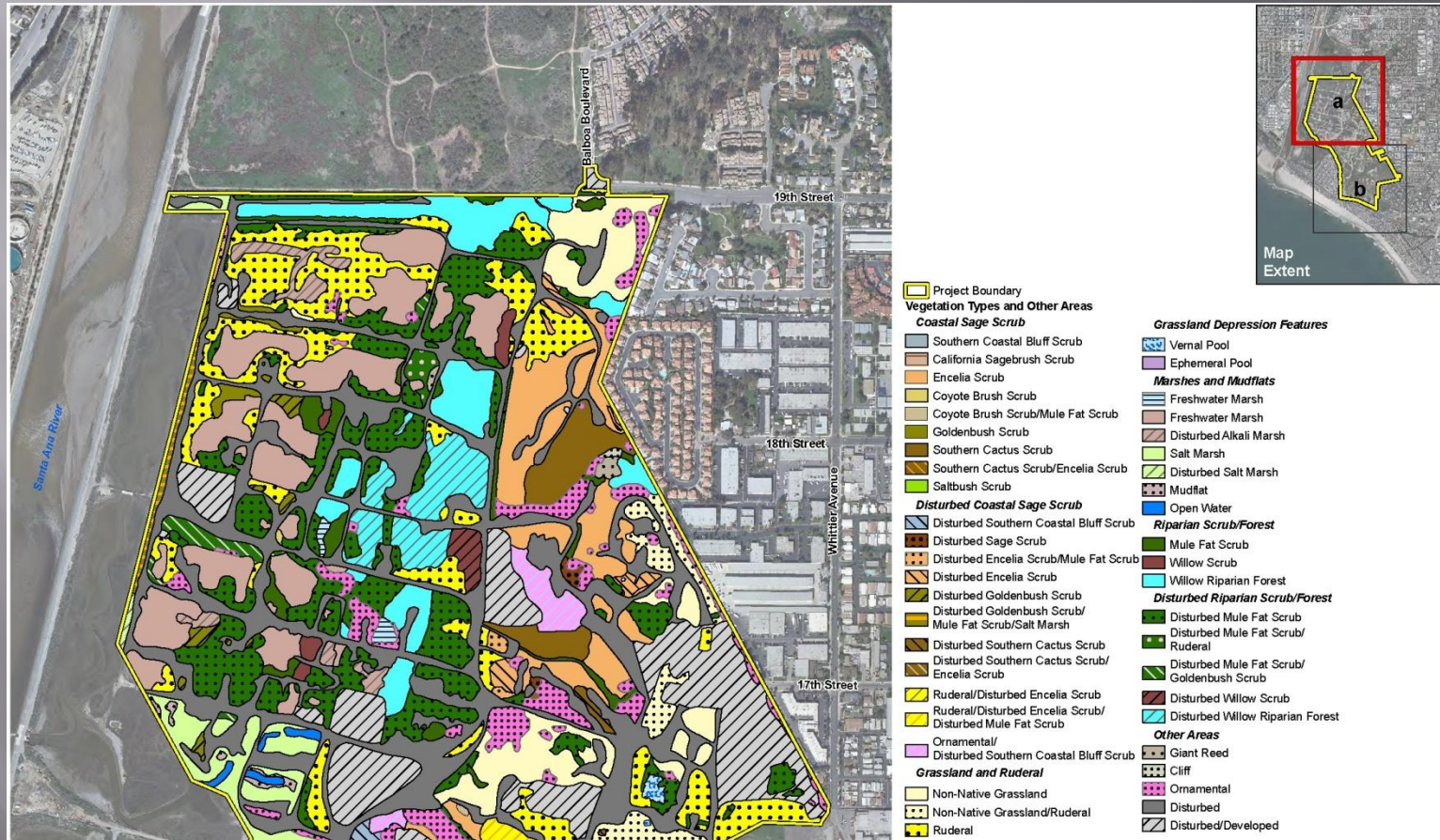


Topographic Features

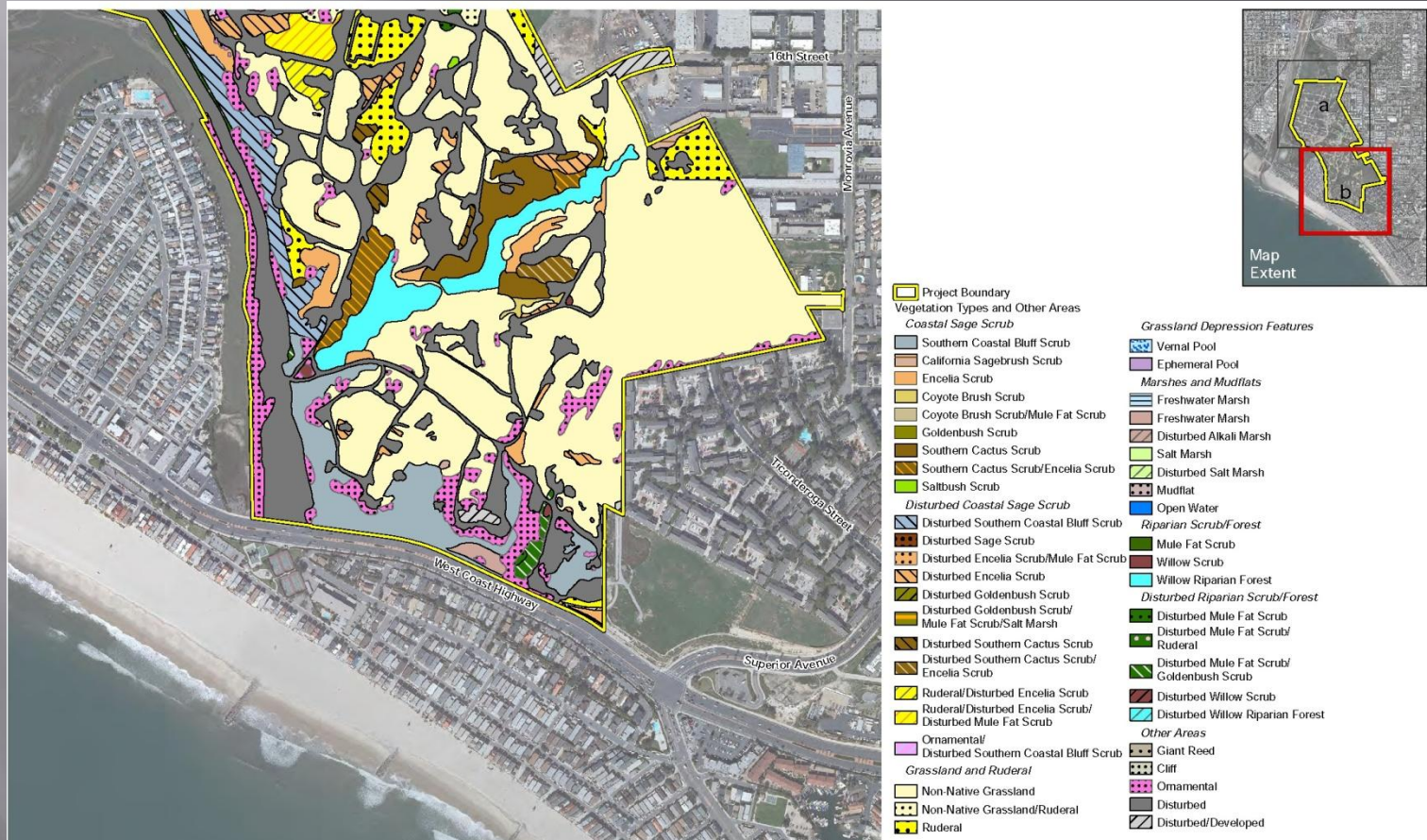


Cut & Fill

Vegetation



Vegetation



GENERAL PLAN POLICIES

LU 6.4.8 Open Space Network and Parklands

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- Establish a framework of trails, community parklands, and natural habitats that provide the framework around which the residential village's uses are developed and interconnect residential districts, the village center, other uses, and open spaces. *(Fig. 6.4.8-1)*
- Framework of Trails
- Community Parklands
- Natural Habitats

LU 6.5.2 Active Community Park

R 1.9 Priority for Facility Provision
Accommodate a community park of 20 to 30 acres that contains active playfields that may be lighted and is of sufficient acreage to serve adjoining neighborhoods and residents of Banning Ranch, if developed. (*Imp 3.1, 4.1*)

- **West Newport Service Area**
 - **Serve adjoining neighborhoods/residents of Banning Ranch**
 - **20-30 acres**
 - **Active community park/playfields**
 - **Possible night lighting**
5. West Newport Service Area: In the Banning ranch area develop an active community park of 20 to 30 acres with consideration of night lighting

LU 6.5.4 Relationship of Development to

LU 6.5.4 Relationship of Development to Environmental Resources

Development should be located and designed to preserve and/or mitigate for the loss of wetlands and drainage course habitat. It shall be located to be contiguous and compatible with existing and planned development along its eastern property line, preserving the connectivity of wildlife corridors, and set back from the bluff faces, along which shall be located a linear park to provide public views of the ocean, wetlands, and surrounding open spaces. Exterior lighting shall be located and designed to minimize light trespass from developed areas onto the bluffs, riparian habitat, arroyos, and lowland habitat areas. (*Imp 3.1, 4.1*)

- Restore and enhance habitat and wetlands
- Preserve/or mitigate for the loss of wetlands
- Preserve/mitigate for the loss and drainage course habitat
- Preserve the connectivity of wildlife corridors
- Bluff setback/linear park

LU 6.5.3

Habitat and Wetlands

LU 6.5.3 Habitat Wetlands

NR 10.9

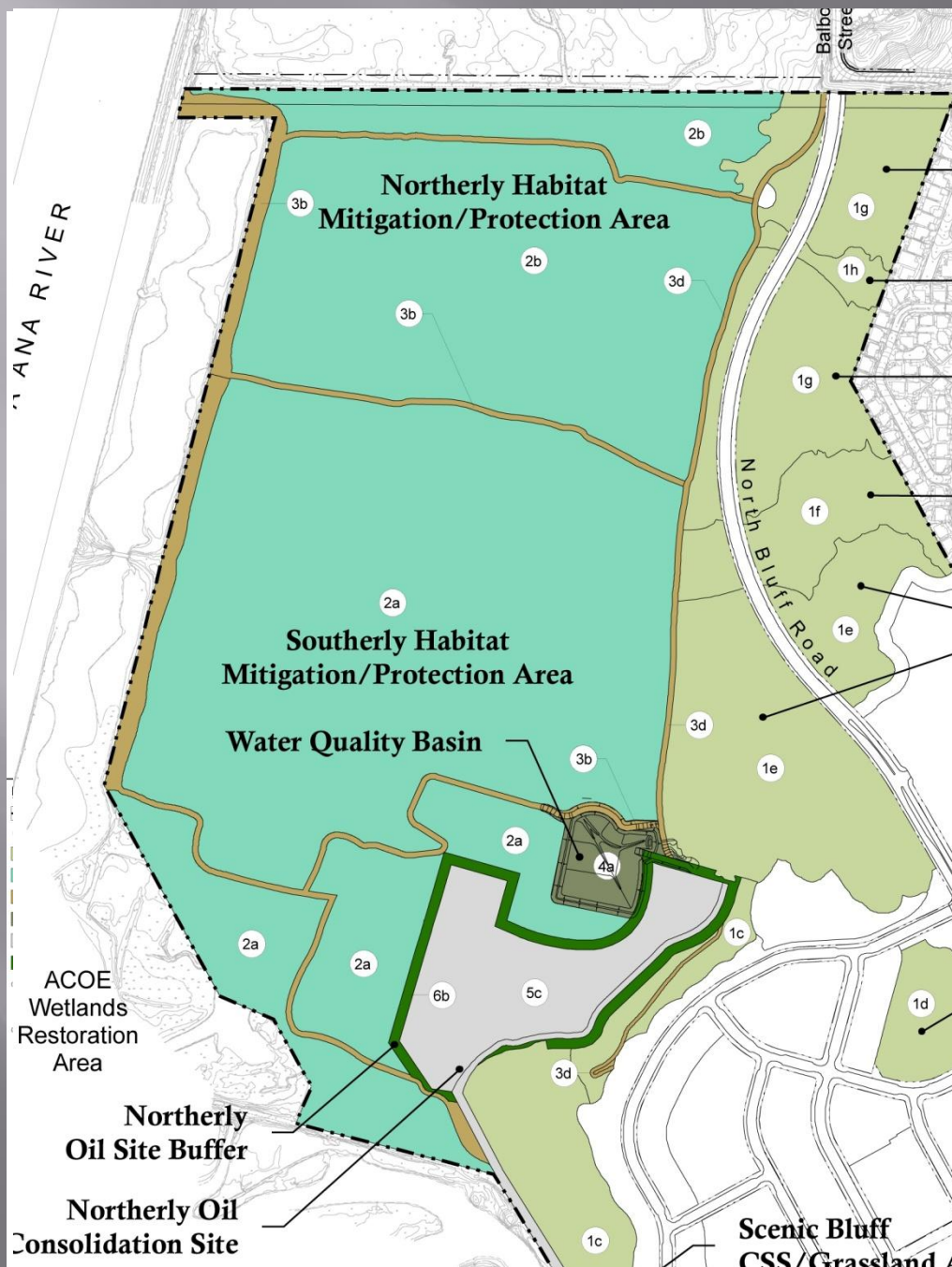
Restore and enhance wetlands and wildlife habitats, in accordance with the requirements of state and federal agencies. (Imp 3.1, 4.1, 14.7, 14.11)

NR 10.9

Development on Banning Ranch

- **Protect biological resources and coastal bluffs**
Protect the sensitive and rare resources that occur on Banning Ranch. If future development is permitted, require that an assessment be prepared by a qualified biologist that delineates sensitive and rare habitat and wildlife corridors. Require that development be concentrated to protect biological resources and coastal bluffs, and structures designed to not be intrusive in the surrounding landscape.
- **Restoration or mitigation of any sensitive or rare habitat areas that are affected by future development**
Require the restoration or mitigation of any sensitive or rare habitat areas that are affected by future development. (Imp 2.1, 11.7, 14.11, 14.12)

OPEN SPACE AREAS



Open Space Preserve

Lowland Habitat
Grassland Areas
Minor/North Arroyos

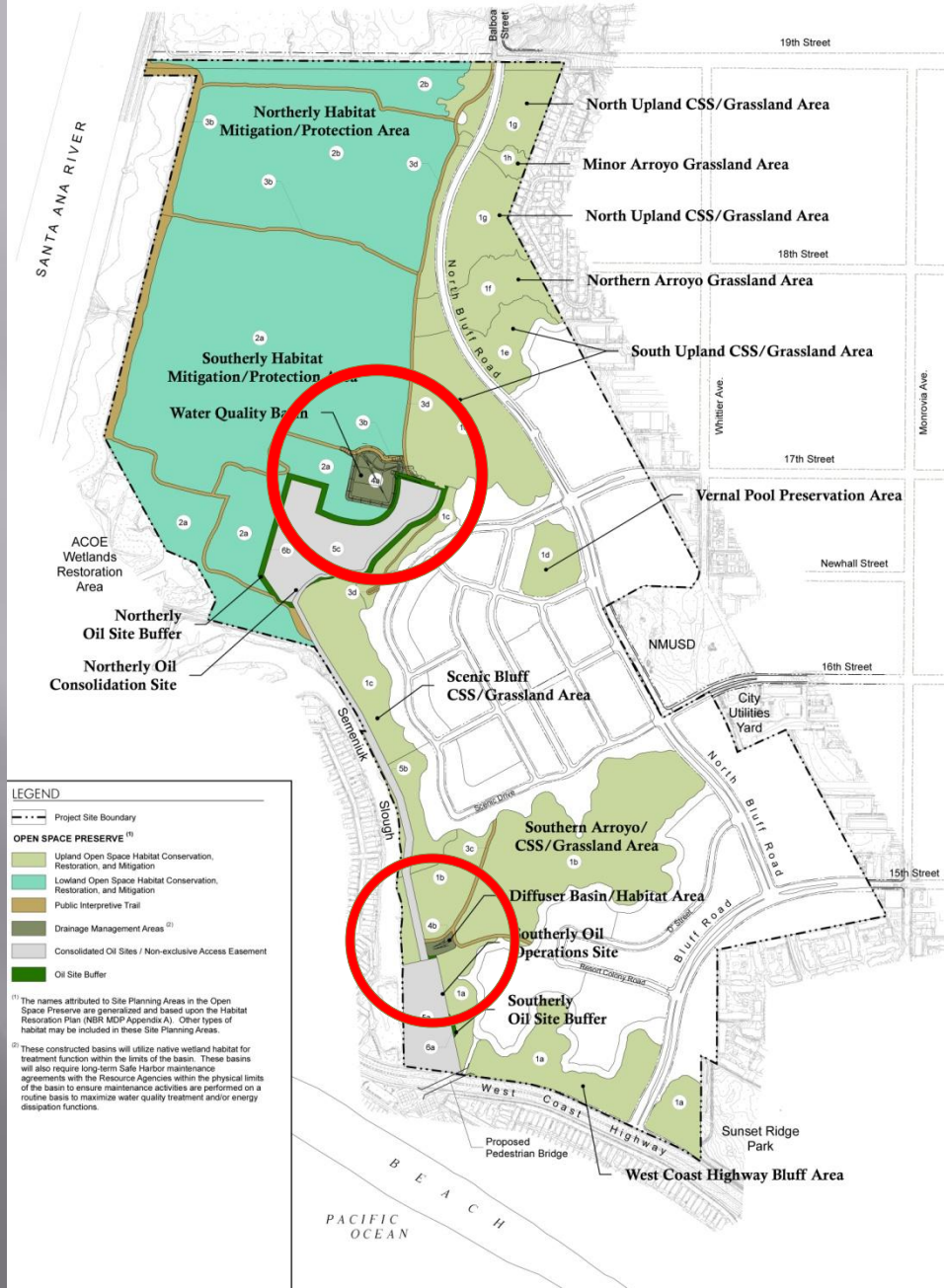


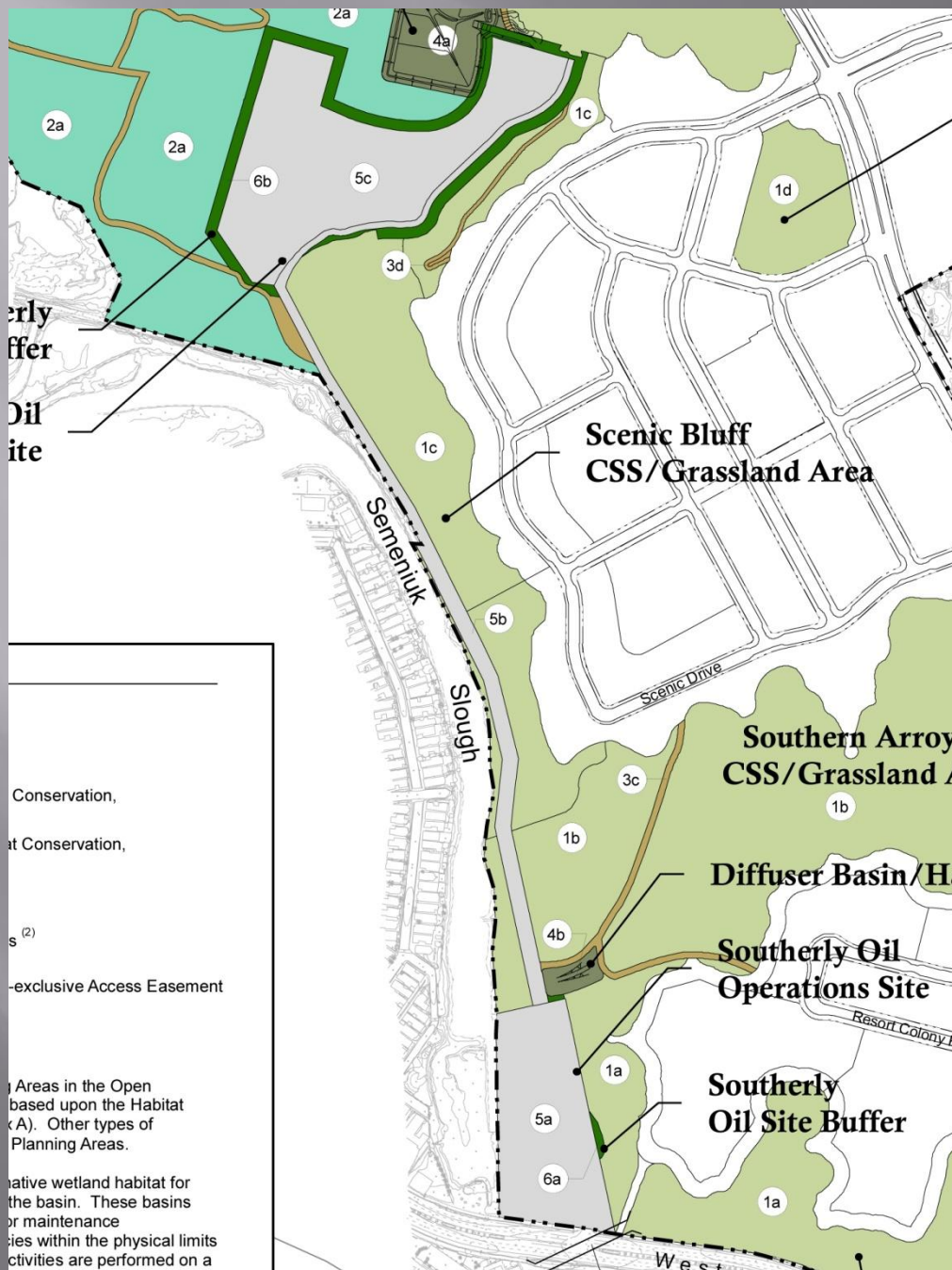
Open Space Preserve

Vernal Pool Area
Bluff Areas
Southern Arroyo

Open Space Preserve

Drainage Management Areas





Open Space Preserve

Consolidated Oil Sites

Open Space Plans

- ▣ NBR Habitat Restoration Plan (Appendix A)
- ▣ NBR Fire and Life Safety Plan (Appendix B)
- ▣ NBR Plant Palette (Appendix C)

PARKLANDS



North Bluff Park

North Bluff Park



North Bluff Park



South Bluff Park



South Bluff Park

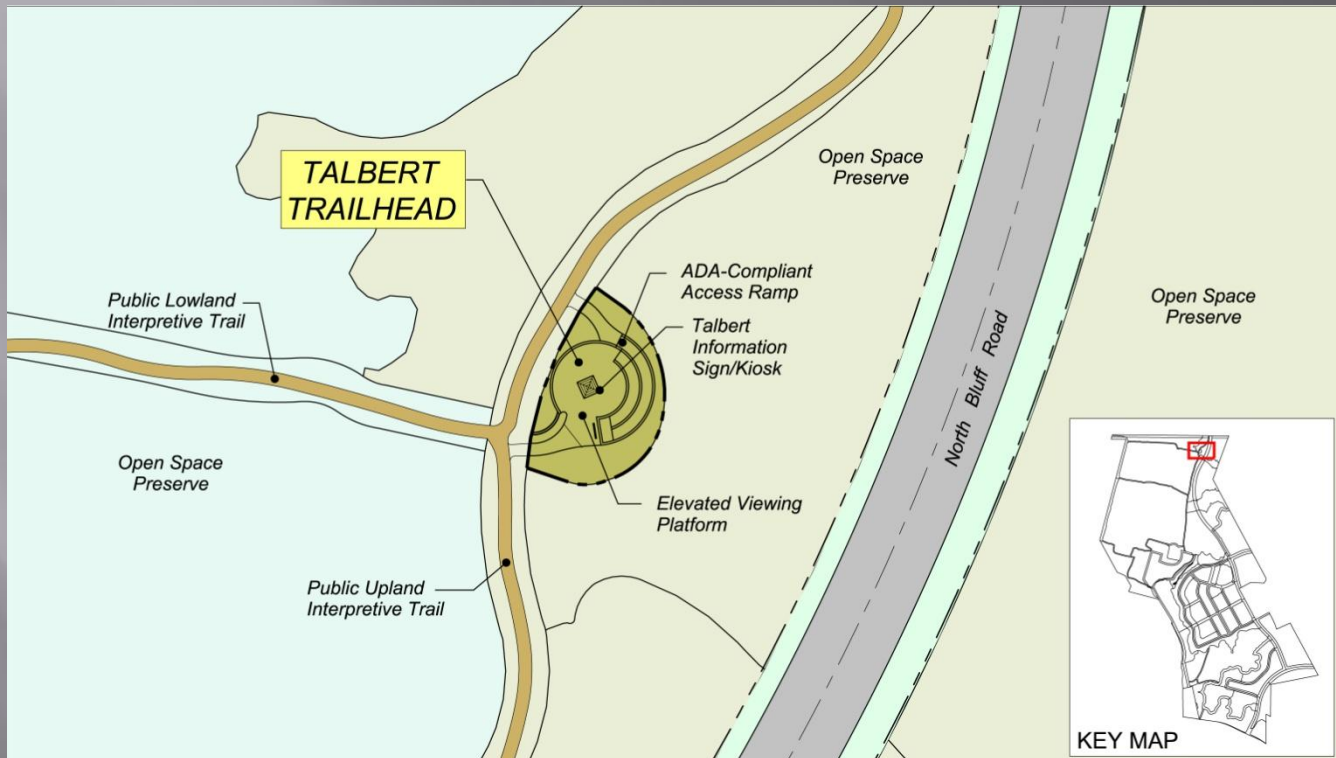




Interpretative Parks

Talbert Tailhead

Talbert Trailhead

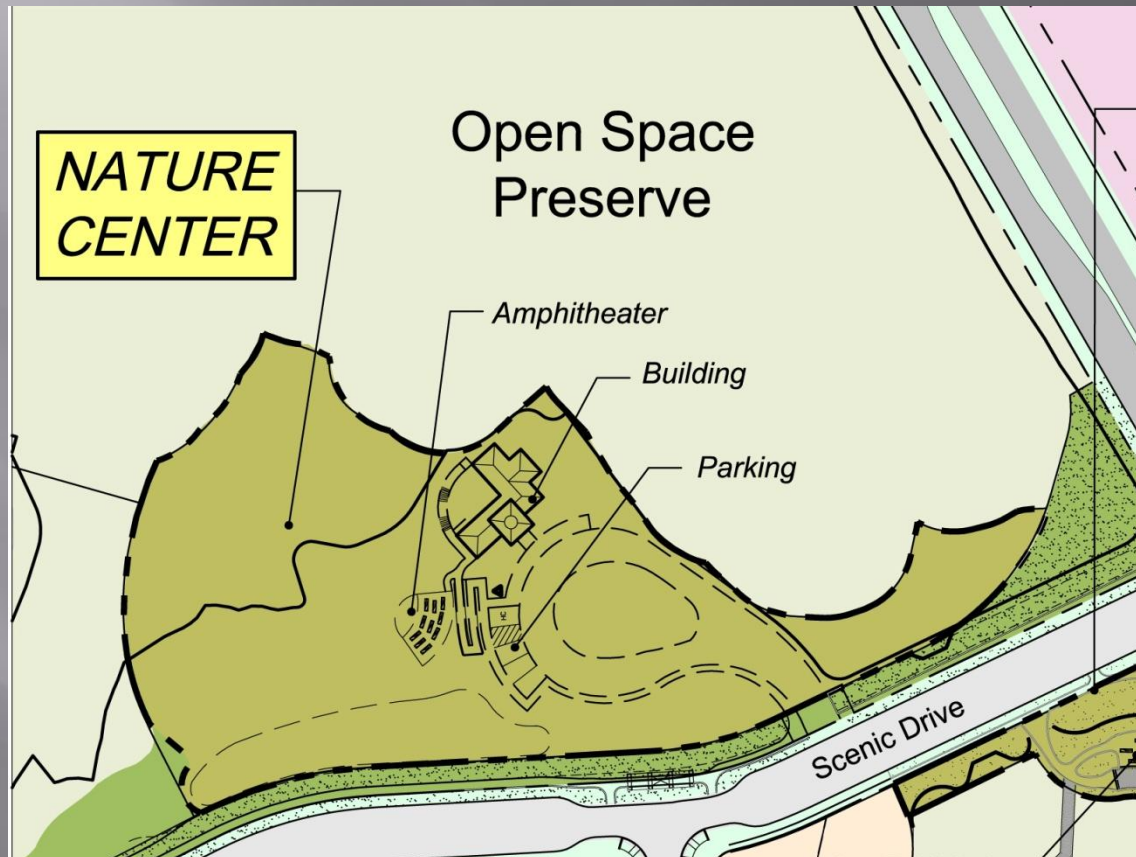




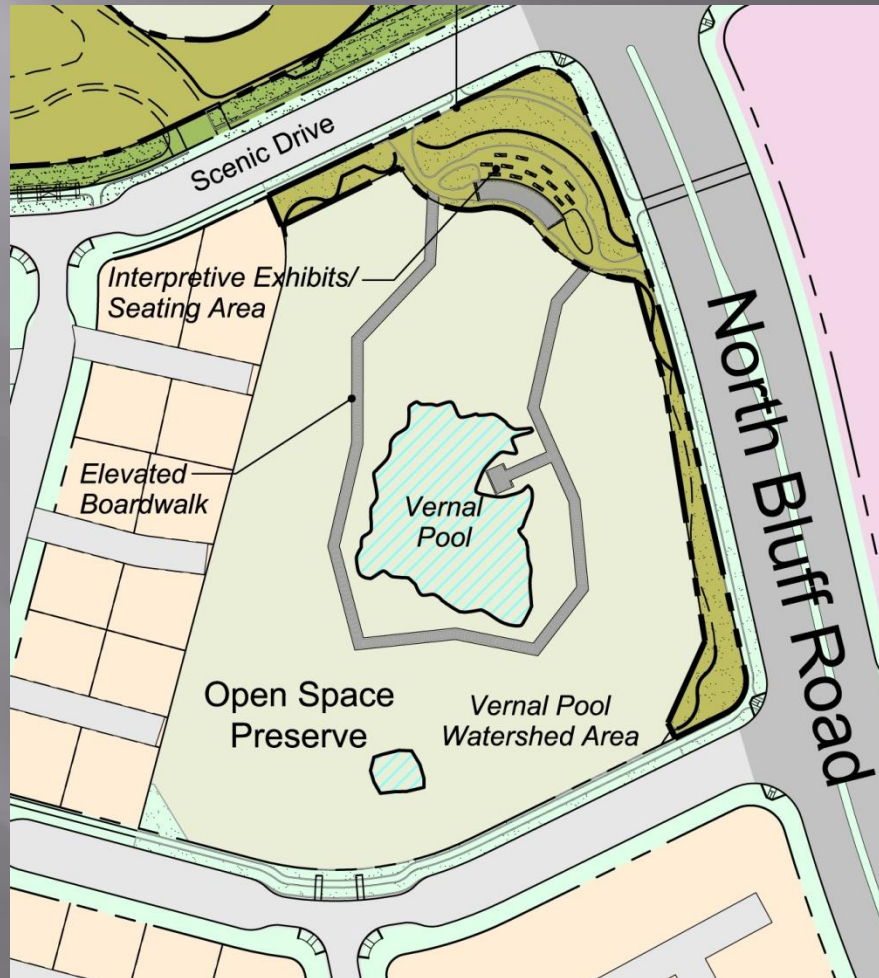
Interpretative Parks

Nature Center

Nature Center



Vernal Pool Interpretative Area



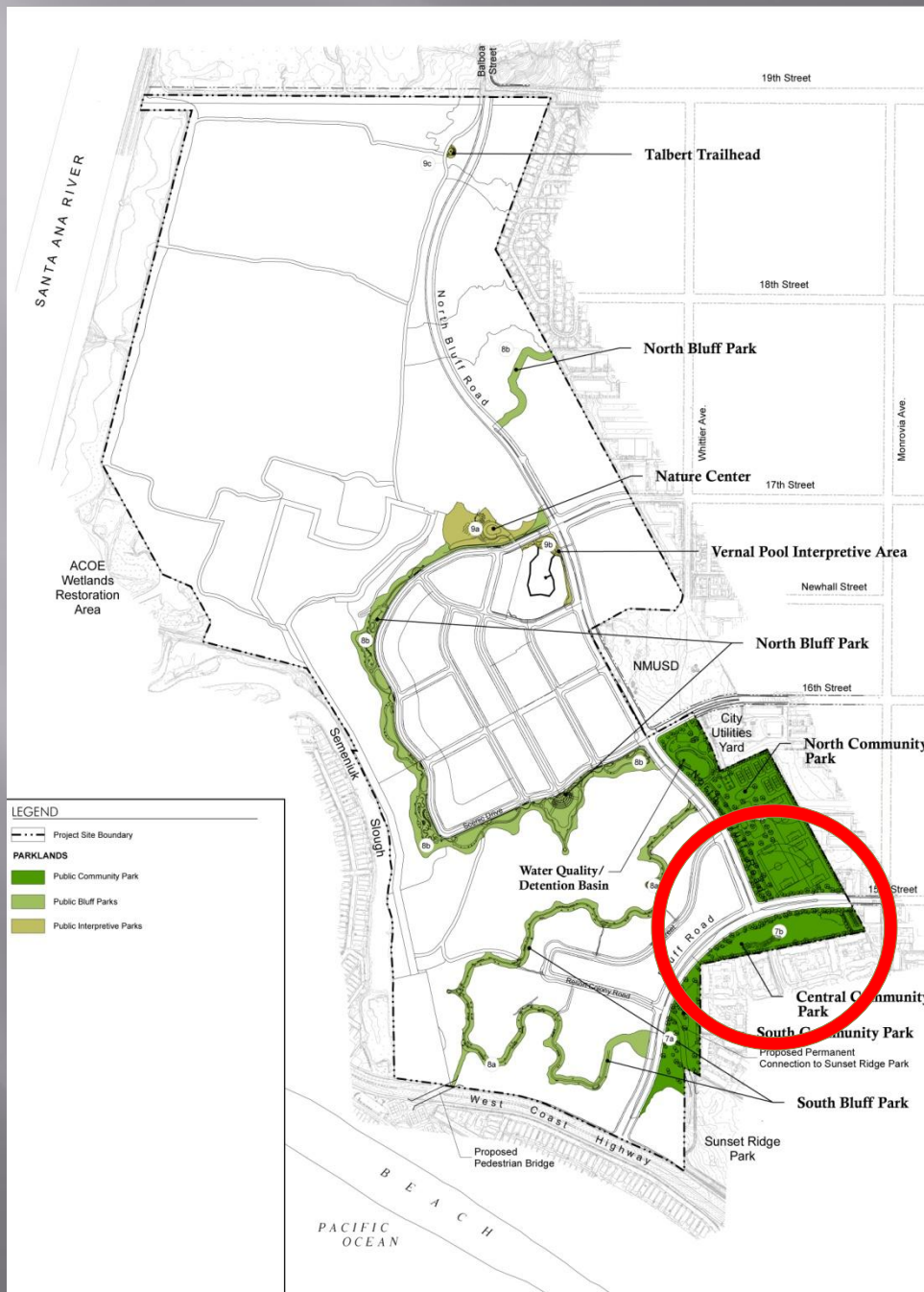


Community Parks

North Community Park

North Community Park

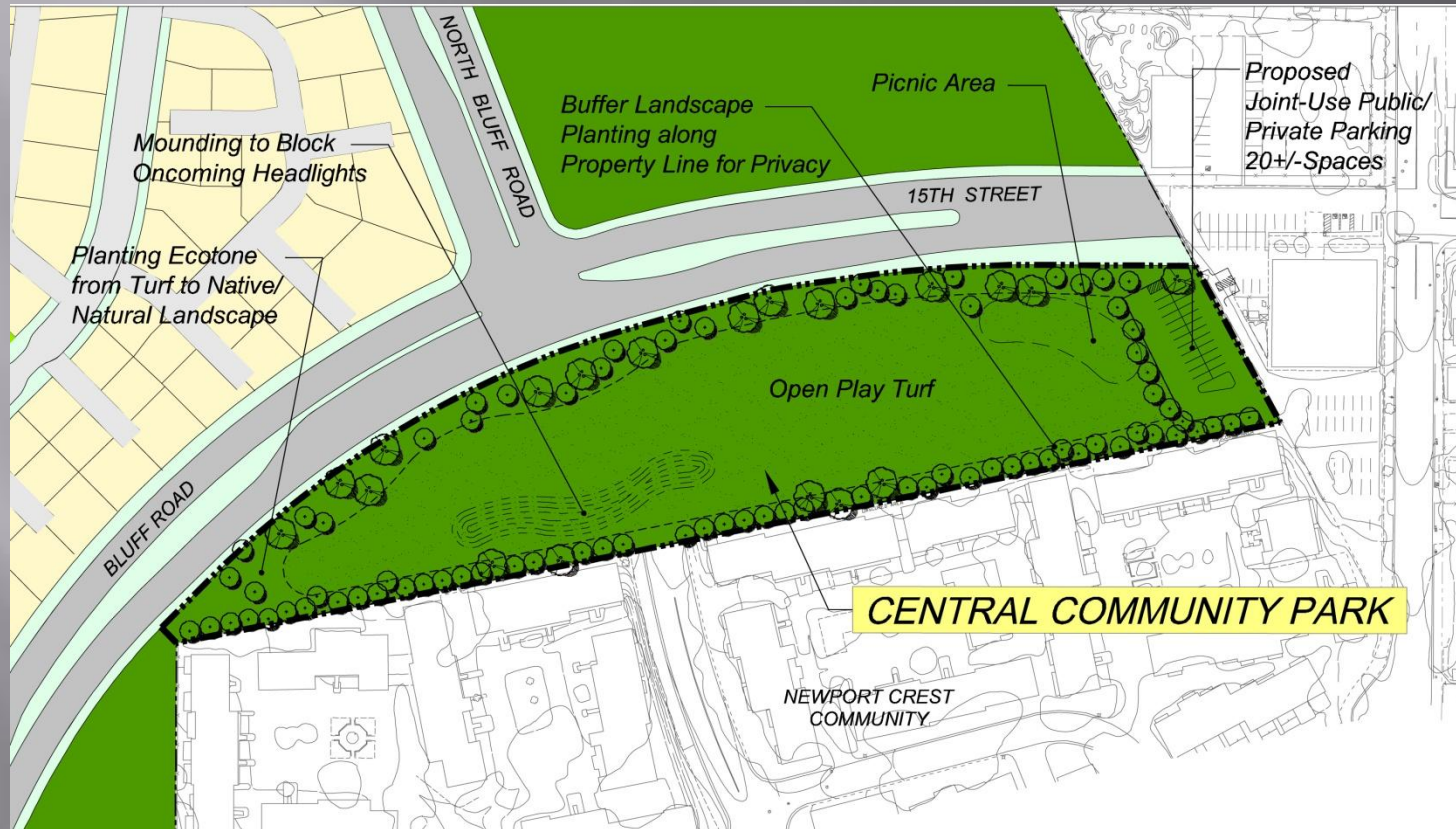




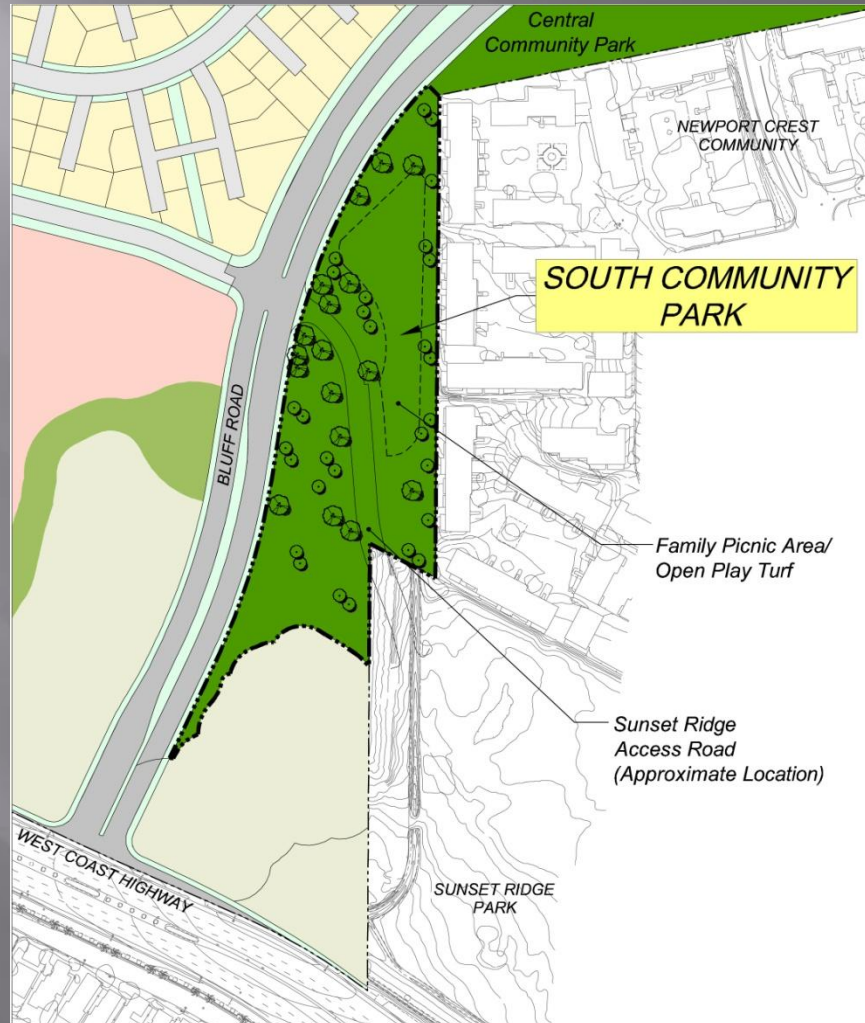
Community Parks

Central Community Park

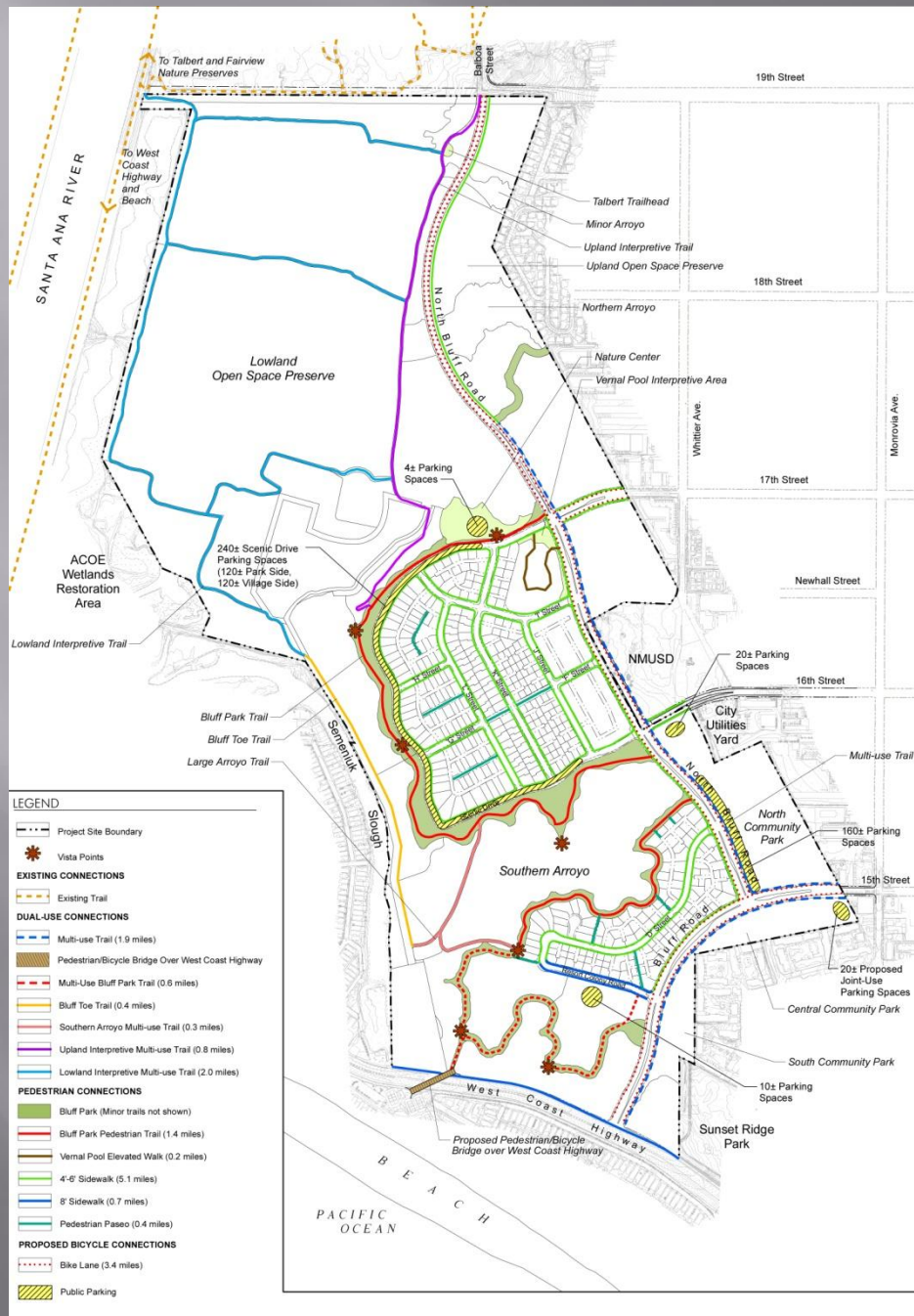
Central Community Park



South Community Park

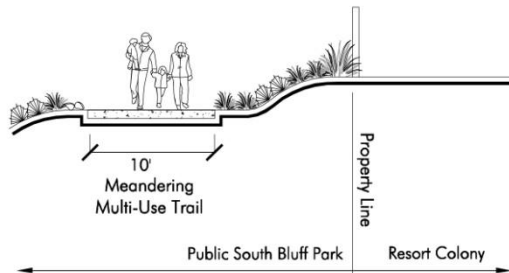


TRAILS

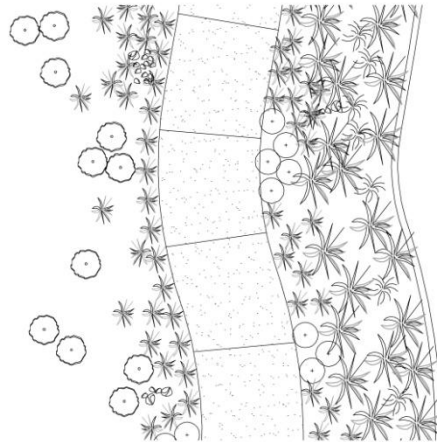


Master Trails and Coastal Access Plan

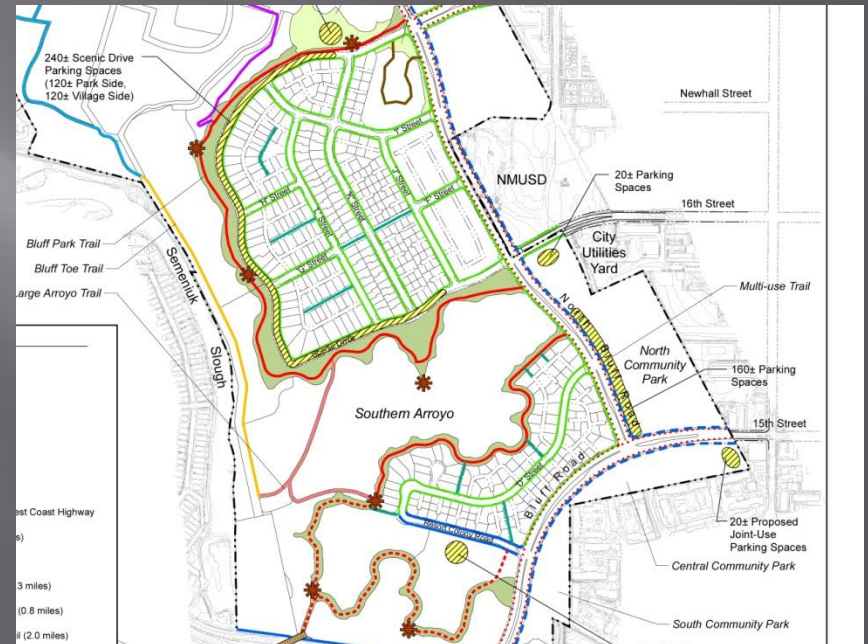
Bluff Park Trails



SECTION B-B

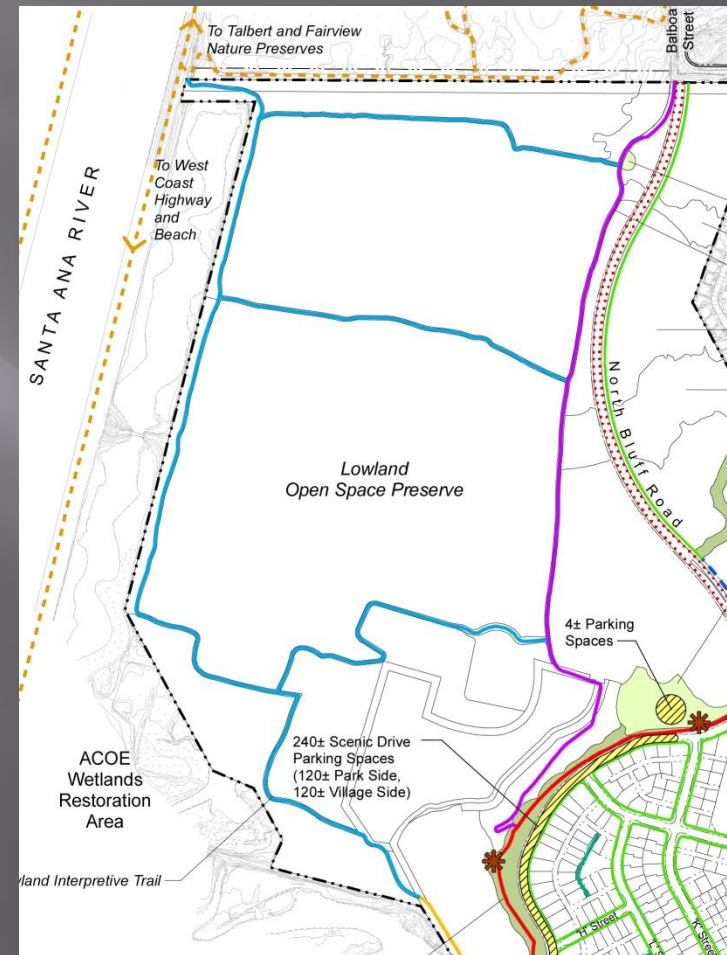
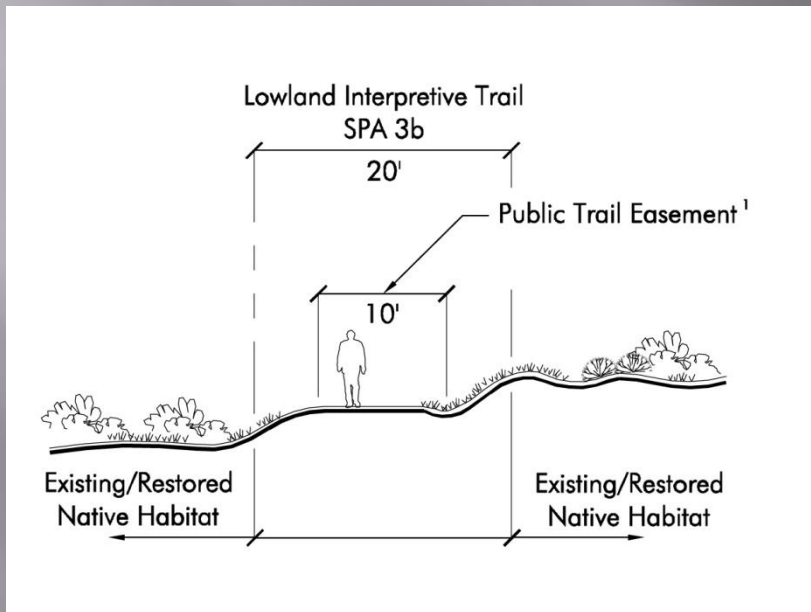


PLAN VIEW



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MDP Page 4-13

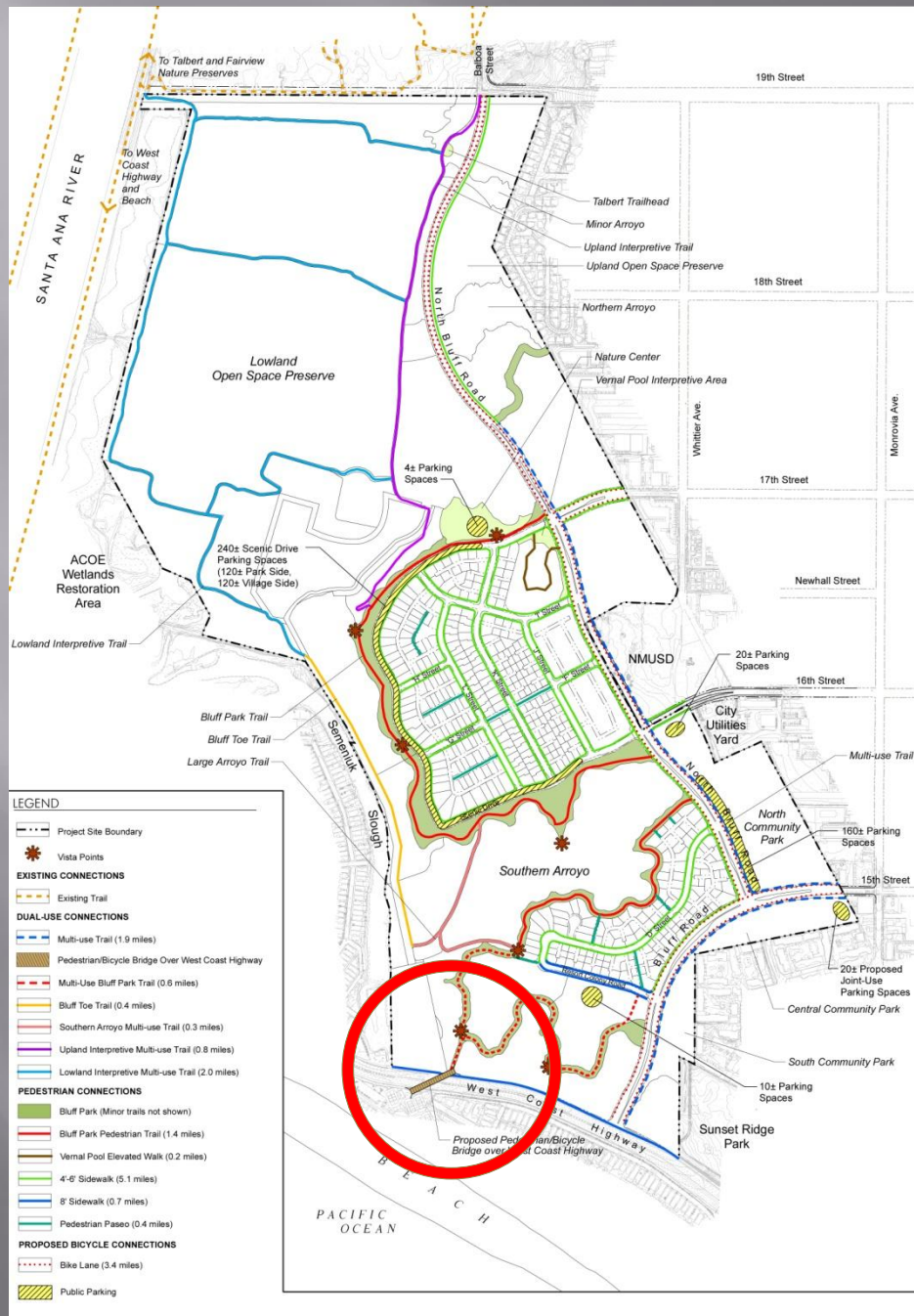
Interpretative Trails



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MDP Page 4-23

Other Trails/Paths

- ▣ Off-street multi-use trails
- ▣ On-street bicycle lanes
- ▣ Public sidewalks



Pedestrian Bridge

Pedestrian Bridge



